



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott City Historic District ■ LAWYERS HILL HISTORIC DISTRICT*  
3430 Court House Drive ■ Ellicott City, Maryland 21043  
*Administered by the Department of Planning and Zoning*

VOICE 410-313-2350  
FAX 410-313-3042

## December Agenda

Thursday, December 7, 2017; 6:00 p.m.

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The December meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Information about participating in Commission cases is available at the Commission's website, [www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission](http://www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission). The Commission may go into closed session at the meeting. Chapter and page references in this report are from the Ellicott City or Lawyers Hill Historic District Design Guidelines. Additional information may be obtained from the Department of Planning and Zoning by calling 410-313-2350. Requests for accommodations should be made at least three working days in advance of the meeting.

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This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

### **OTHER BUSINESS**

Ellicott City Historic District Design Guideline Kickoff

### **PLANS FOR APPROVAL**

#### Consent Agenda

1. HPC-16-36c – 3820 Church Road, Ellicott City
2. HPC-17-77c – 8069 Main Street, Ellicott City
3. MA-17-40c – 3872 Old Columbia Pike, Ellicott City

#### Regular Agenda

4. HPC-17-78 – 3790 Old Columbia Pike, Ellicott City
5. MA-17-54 – 3711 Maryland Avenue, Ellicott City
6. HPC-17-76 – 3825 Old Columbia Pike, Ellicott City
7. HPC-17-79 – 6195 Lawyers Hill Road, Elkridge
8. HPC-17-80 – 6195 Lawyers Hill Road, Elkridge
9. HPC-17-81 – 8580 Guilford Road, HO-267
10. HPC-17-82 – 3741 Hamilton Street

## OTHER BUSINESS

Discussion of Ellicott City Design Guideline update process.

## CONSENT AGENDA

### **HPC-16-36c – 3820 Church Road, Ellicott City**

Final tax credit approval.

Applicant: Jodey Dance

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant was pre-approved in case HPC-16-36 to make repairs to the front wall and steps. This case for the final tax credit claim was heard by the Commission last month and \$13,950.00 in expenses were verified and a tax credit of \$3,487.50 was approved. Staff was waiting to receive the final check at the time of the November 2017 meeting.

**Staff Comments:** Staff has since received the final cancelled check from the Applicant, in the amount of \$6,900.00. The Applicant has now submitted documentation that \$20,850.00 was spent on eligible, pre-approved work. The Applicant seeks the additional \$1,725.00 in tax credits, for an overall total of \$5,212.50 in final tax credits.

**Staff Recommendation:** Staff recommends Approval of the final tax credit in the amount of \$1,725.00, for an overall total of \$5,212.50 in final tax credits for this project.

### **HPC-17-77c – 8069 Main Street, Ellicott City**

Final assessment tax credit 20.113 approval

Applicant: Len Berkowitz

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$283,000. The difference in the assessment that is eligible for the tax credit is \$282,000.00. The Applicant has submitted documentation that a total of \$40,110.00 was spent on restoring the building.

**Staff Comments:** Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$28,594.80. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$40,110.00 in qualified expenses for restoration work that includes removing and replacing the electrical service panels and the construction of a new steel and concrete beam and floor system to span the river.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work

requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures.” In this instance, the steel and concrete floor system was pre-approved by the Commission in case 16-104 in December 2016. The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

**MA-17-40c – 3872 Old Columbia Pike, Ellicott City**

Final tax credit 20.112 claim.

Applicant: J. Edward Harrison

**Background & Scope of Work:** This property is listed on the Historic Sites Inventory as HO-635. According to SDAT the building dates to 1899. The Applicant was pre-approved in MA-17-40 to replace the asphalt shingles on the roof of the historic house. The Applicant has submitted documentation that \$15,000.00 was spent on eligible, pre-approved work. The Applicant seeks \$3,750.00 in final tax credits.

**Staff Comments:** The Applicant explained that they changed the color of the shingle from Pewterwood, a dark gray color, to Moire Black, a black color. As a result, the garage roof was also replaced so that all structures matched. This was not in their original scope of work, but that the cost of the garage roof was absorbed by the owners and not part of the proposal for the main house and not part of this tax credit. The work complies with that pre-approved and the cancelled checks add up to the requested amount and correspond to the proposals for work.

**Staff Recommendation:** Staff recommends Approval of final tax credit in the amount of \$3,750.00.

## **REGULAR AGENDA**

**HPC-17-78 – 3790 Old Columbia Pike, Ellicott City**

Certificate of Approval for exterior alterations.

Applicant: Steven Messina

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1899. This property currently has a Zoning Violation (case CE-17-102) for work done without Historic Preservation Commission approval. Department of Planning and Zoning staff conducted a site visit to the Applicant’s property to meet with the Applicant on this matter. The following items have been altered without Commission approval and the Applicant seeks retroactive approval for the work:

- 1) Application of tar or similar substance to exterior surfaces of the house, including, but not limited to, the front, side and rear façade; the side and shed doors and door frames; shutters and gutters.
- 2) Change of second story roof color from painted metal to bare metal.
- 3) Change of porch color from white to a beige/off-white color, addition of a porch gate, and coverage of pickets with horizontal boards.
- 4) The use of red paint on the side steps, walkways and attached shed.
- 5) Filling of gutters with yellow spray foam.

- 6) Re-pointing of masonry with modern materials.
- 7) Construction of rear fencing and red paint color.



Figure 1 - 2011 Google Streetview



Figure 2 - 2016 Google Streetview



Figure 3 - Rear of house (current conditions)





**Figure 4 - Storm door and siding covered in tar**



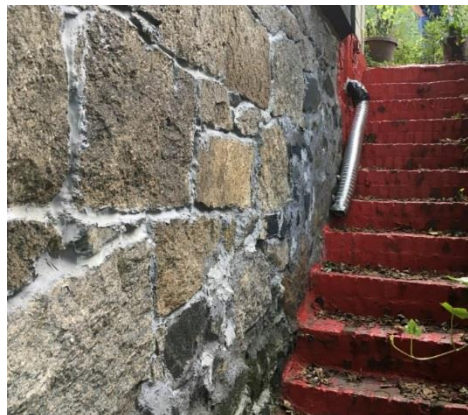
**Figure 5 - Front porch alterations - boards added and color changed**



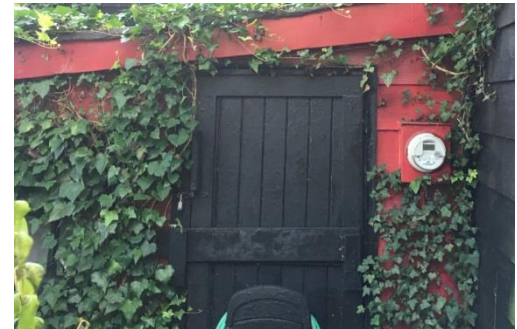
**Figure 6 - Tar on building**



**Figure 7 - Brick stairs painted red**



**Figure 8 - Stairs painted red and masonry repointed with modern materials**



**Figure 9 - Color of attached shed changed**

**Staff Comments:** The application of tar to the exterior surfaces of the house does not comply with the recommendations set forth in Chapter 6.D of the Guidelines. The tar also changed the color of the siding from green to black. Chapter 6.D recommends, “maintain, repair and protect (with paint or UV inhibitor if appropriate) wood siding, wood shingles or log construction” and “remove asbestos shingles, aluminum siding or other coverings from historic buildings and repair or restore the original wall material.” The application of the tar to the exterior surfaces does not comply with these recommendations to repair and restore the original material, but in fact has damaged the surface and most likely requires any surface covered in tar to be removed and replaced in order to bring the building back into compliance.

The second story metal roof was black in 2011, as seen from Google Streetview, but is now currently bare metal, as seen in Figures 1 and 2. This is a change in color to the roof, which needs to be approved. It is also a change in protective coating, so it needs to be verified that another coating is not needed in order to protect this roof.

Regarding the use of red paint on the side steps, walkways and attached shed, the Guidelines recommend against, “using primary colors, bright orange, bright purple and grass green. These are not historically appropriate and generally will not blend with the district’s architecture.” The red paint is a primary color and extremely bright, as seen in Figure 7. Chapter 6.N recommends, “use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors, for small important details such as doors or trim.” The Guidelines recommend using subdued, muted color and the red that was used does not qualify. Additionally, the red paint was applied to the brick walkway and the brick has now been damaged as a result.

The change of the porch color from white to a beige/off-white color does comply with the Guidelines as it is a calm, subdued color and is compatible with the attached neighboring structure. However, the addition of a porch gate shown in Figure 5, and coverage of pickets with horizontal boards is not an appropriate alteration to the porch and should be removed. Chapter 6.F recommends against, “adding or replacing porch features using materials not appropriate to the building’s style.”

The gutters were filled with yellow spray foam, as seen in Figure 3. Chapter 6.E recommend “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim.” The gutters now read as yellow, which is not a color consistent with the building’s exterior walls or trim. Staff recommends the gutters be removed. New gutters should be installed and could be a brown aluminum and painted a green color (which would need to be approved) to blend with the earth tones of the previous color scheme of the house. Google Streetview shows the corner trim on the house was always painted green and the roof was black so white gutters and downspouts would stand out starkly against these features.

The granite foundation appears to have been repointed in recent years with a modern material such as a cement caulk, which does not comply with the Guidelines (see Figure 8). Chapter 6.C recommends, “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible” and “use mortar mixes that are compatible with early stone and brick.” The modern material that was used is clearly not the proper mortar mix for a granite foundation. The National Park Service Preservation Brief on *Repointing Mortar Joints in Historic Masonry Buildings* states that if repointing is improperly done it can cause physical damage to the actual masonry units. This Preservation Brief explains:

“A mortar that is stronger in compressive strength than the masonry units will not “give,” thus causing stresses to be relieved through the masonry units—resulting in permanent damage to the masonry, such as cracking and spalling, that cannot be repaired easily...If the mortar does not permit moisture or moisture vapor to migrate out of the wall and evaporate, the result will be damage to the masonry units.”

The modern material should be removed and the granite wall should be properly repointed with the correct mortar mix.

Chapter 9.D of the Guidelines recommends, “install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops.” There is no clear precedent for closed board fences in this area, as all other fencing is black metal or split rail. However, given that this area contains a mixture of commercial and residential, it is understandable that a closed board fence would be desired by a resident at the edge of a large

public parking lot. The red color the fence has been painted is too bright; Staff recommends the fence be painted a more natural brown or darker green to blend into the natural setting of the back yard.



**Figure 10 - Rear fence**

**Staff Recommendation:** Staff recommends:

- 1) Retroactive Approval of the off-white color of the porch, contingent upon the boards being removed.
- 2) Retroactive approval of the wood fence and gate, contingent upon the fence being painted a more appropriate color, such as a muted brown or muted/dark green. The final color will need to be determined and approved.
- 3) Denial of all other work, which includes the application of black substance/tar to siding, shutters, doors and other exterior surfaces; red paint on brick walkway and rear shed wall; change of roof color/coating; modern caulking/cement in granite foundation; yellow spray foam in gutters.

**MA-17-54 – 3711 Maryland Avenue, Ellicott City**

Certificate of Approval for new flood marker.

Applicant: Maureen Sweeney Smith, Ellicott City Partnership

**Background & Scope of Work:** This site is located in the Ellicott City Historic District, near the railroad bridge and B&O Museum and Plaza. This case was posted on the Minor Alterations website, but was removed by an objection from a member of the public. The Applicant proposes to install a new flood gauge marking Ellicott City's historic floods. The original flood marker was lost in the July 30, 2016 flood. The new marker will be installed on County property in a different location, but near the original location, as CSX no longer has the catwalk on the train tracks and does not want the marker on their property. The proximity and accessibility of the flood marker to the public is important for historical education. The new marker will be painted steel in black and gold, to compliment the clock and black metal streetscape furniture in the B&O Plaza. The total height of the marker will be 23.9 feet tall. The highest flood marker will reach 21.5 feet high and the additional height is due to the design of the fan burst as the top of the marker, which is reminiscent of the original truss gauge. The marker will be



installed on a new concrete pier, clad in stone, within the existing river wall that was rebuilt after the July 30<sup>th</sup> flood.



Figure 11 - Proposed flood gauge

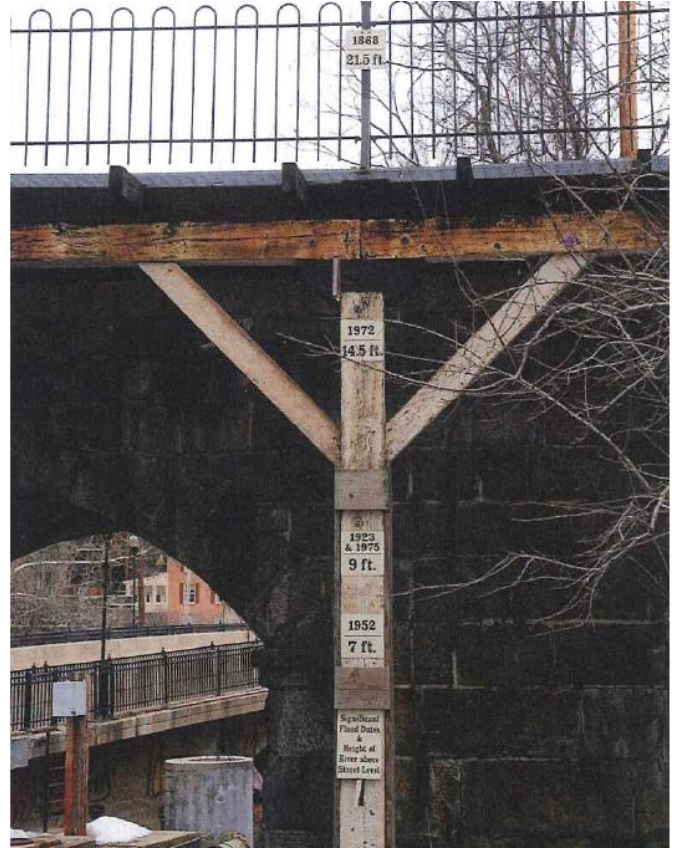


Figure 12 - Previously existing flood gauge supported catwalk



Figure 13 - Proposed location of new gauge



**Staff Comments:** The application complies with Chapter 10 recommendations, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles and other street furniture.” The flood gauge will be black and gold, to compliment the nearby clock in the B&O Plaza. The clock is not historic, nor was the previously existing clock that was washed away in the July 2016 flood, but the proposed colors for the gauge will match the clock, so there will be a consistency in design with the street furniture items in this location. The black metal pole of the marker also compliments the B&O Plaza benches, tables and trashcans, giving a cohesive design in that area.

The location of the marker will be inside the stream wall, as close to the original flood marker location as possible and will not impede public space. The location complies with Chapter 10 recommendations, “Particularly along the commercial section of Main Street, place street furniture in areas where the sidewalk is wider or where adjacent public open space (such as the plaza next to the railroad museum) provides a more spacious public environment.”

**Staff Recommendation:** Staff recommends Approval as submitted.

#### **HPC-17-76 – 3825 Old Columbia Pike, Ellicott City (continued from November)**

Certificate of Approval for new construction.

Applicant: Joshua Anderson

**Background & Scope of Work:** This property is located in the Ellicott City Historic District, but does not contain a structure. The Applicant proposes to build a new single family house on the property. The Applicant had to submit an application to the Hearing Examiner requesting a variance for the front setback from the required 75 feet from the road to a proposed 15 feet. However, the Hearing Examiner did not make a determination on the setback, but advised the Applicant to first seek approval from the HPC for the construction of the new home. This application was heard at the November 2, 2017 Historic Preservation Commission meeting and was continued to the December meeting because the Commission wanted to see construction drawings and an alternate scheme for the rear roofline. The Applicant has revised the submission to three design scheme, Scheme A, B and C. The materials will remain the same as originally proposed and outlined below. The design for Scheme C (Figure 20) is based off of two photos Staff sent to the Applicant to show a similar situation on a house, shown in Figures 16 and 17 below.

The following materials will be used for the new structure:

- 1) Roof – GAF Timberline Grey fiberglass shingle
- 2) Window – Wood double hung 6:6 painted white
- 3) Siding – El Dorado manufactured stone in the style Country Rubble, color Polermo. Rough-faced stones vary from 2” high to 18” high. Allora Fiber cement lap siding with a wood grain in the color Linen (a light brown).
- 4) Doors – Jeld-Wen 6 panel wood exterior doors painted white and the rear patio door will be a pair of 18 light clad wood French doors painted white.
- 5) Lighting – Hampton Bay Black aluminum fixtures located outside each door.
- 6) Landscaping – Barberry, junipers and cherry trees.
- 7) Patio – Irregular Pennsylvania bluestone set in sand.
- 8) Gutters – white aluminum K-style gutters

- 9) Side porch visible from front – shows a porch on Court Avenue for comparison, but will not be an exact match. Via email the Applicant said it will have a white railing and handrails made out of wood. A wood floor will be painted gray and it will have a shed roof.
- 10) Trim and soffits - Wood painted white.

The proposed house will be 20 feet wide by 33 feet long with the side of the house facing the street. There will be a side porch, which will be visible from the front, that will be the main entry to the house. The front façade (west elevation) of the house will contain 4 double hung 6:6 windows that are lined up vertically and horizontally. El Dorado stone will be used for the foundation line, which will be visible from the front façade. There will be a slight recess on the right side of the front façade, where the side of the building is visible. These items remain the same regardless of the design scheme.



Figure 14 - Aerial view of property



Figure 15 - Proposed El Dorado stone



Figure 16 - Roofline example from Staff



Figure 17 - Roofline example from Staff

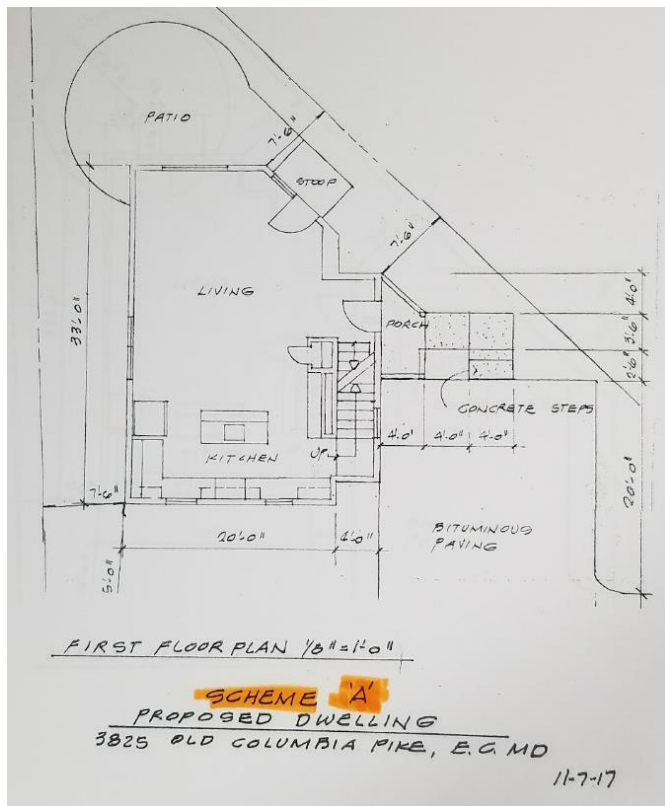


Figure 18 - Revised Scheme A with an angled porch

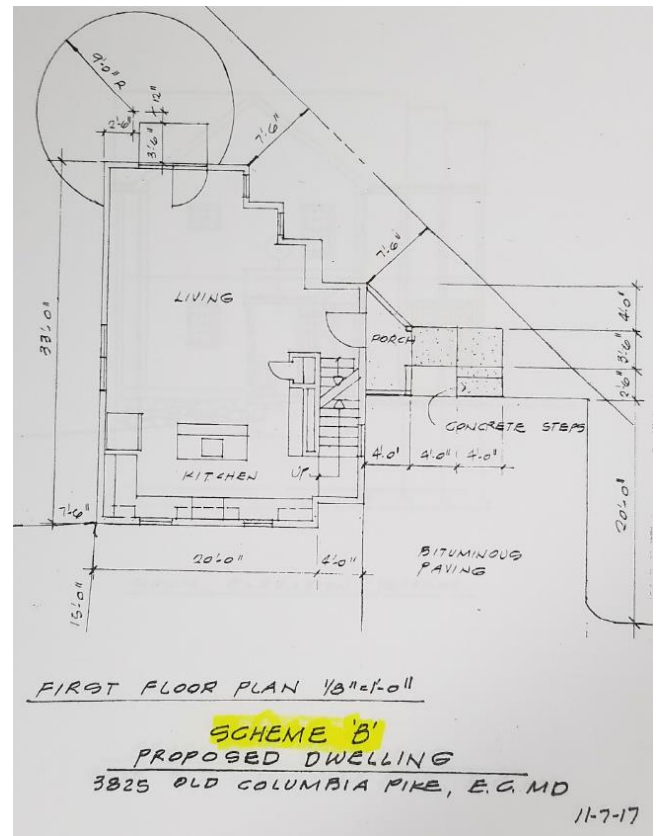


Figure 19 - Proposed Scheme B with an angled porch

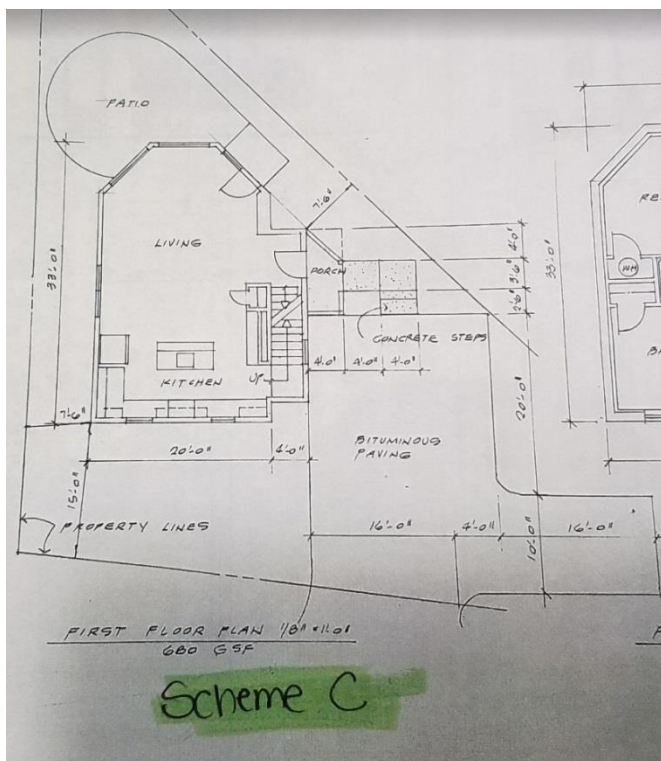


Figure 20 - Proposed Scheme C with an angled porch



**Staff Comments:** The three new design schemes are all slightly different from the original proposal, but all share a common feature, which is that the side porch is now angled, and the original design was not. The angled porch will be on a highly visible side of the building and does not comply with the Guidelines, “use elements such as porch shapes, window or door openings, dormer style and spacing and other characteristics that echo historic Ellicott City buildings.” Staff recommends the porch be squared off again, or removed from the design if this is not possible. Alternatively, the house could be condensed in width to more properly allow for these features. Staff finds Scheme B has over-exaggerated a suggestion to step in the building in order to fix the modern rear roofline. It is unclear why Scheme A, which otherwise resembles the original scheme, now has an angled porch.

Chapter 8 of the Guidelines explains that, “the County Code requires the Historic Preservation Commission to be lenient in its evaluation of new buildings “except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area.” Due to the siting of this house, the front and west side yard will be highly visible. The rear roofline issue that was discussed at the November meeting will be visible as a result of this siting. Chapter 8.B recommends, “use a roof shape and slope that echoes the roof forms of neighboring historic buildings.” The rear roofline in Scheme A does not comply with this Guideline. As result, Schemes B and C were developed. Staff inquired with the Applicant if he had considered requesting a variance from the Hearing Examiner for the 7.5 feet rear/side setback in order to create a more regular building shape and roofline and he said that did not think that he could prove hardship in the matter. The Applicant finds Scheme C to be more Victorian and not in-keeping with the surrounding houses, but Staff finds it is a more traditional building shape that is more appropriate to use than what was originally proposed.



**Figure 21- Surrounding historic structures**



**Figure 22- Streetscape consisting of existing historic structure and empty lot for proposed house**



**Figure 23 - Lot for proposed house**

The Commission had also requested more details drawings, to which the Applicant provided detailed drawings for the porch, eaves, rake and corner details and the basement windows.

The new large scale drawings for show a more detailed drawing of the driveway. The driveway entrance has been narrowed from the original proposed 20 feet in width to 16 feet in width. There will be still be a 10-foot-wide by 16-foot-deep turnaround pad. The regular driveway will be 20 feet wide by 20 feet deep. The driveway will lead to a set of concrete steps leading to the side porch. Chapter 9.D of the Guidelines recommends, “where needed, install new residential driveways that are narrow (one lane) and follow the contours of the site to minimize the need for clearing and grading. If possible, locate off-street parking spaces in side or rear yards.” In this specific case, there is no possibility for off-street parking due to the curvature and narrowness of the road. The parking will be located in the side yard, but it will be highly visible. There is a driveway for the property behind this house that appears to be a shared driveway for some neighboring properties. If it is possible to create a parking area from this shared driveway, then that would eliminate the need for the 10’x16’ turnaround. The proposed driveway is currently over 760 square feet of impervious paving that is proposed for a 660-square foot house footprint. The large bituminous paving is not in keeping with the Guidelines and Staff recommends a more appropriate paving solution for this potential 3-car driveway. Staff finds that the turnaround and parking for one car would be appropriate due to the site constraints and comply with the Guidelines, but that any additional bituminous paved parking does not comply with the Guidelines and recommends an alternative paving scheme be identified. A few options could include: a drivable pervious paver patio, stained stamped concrete, TRUEGRID ECO grass, or concrete stripes with grass elements.



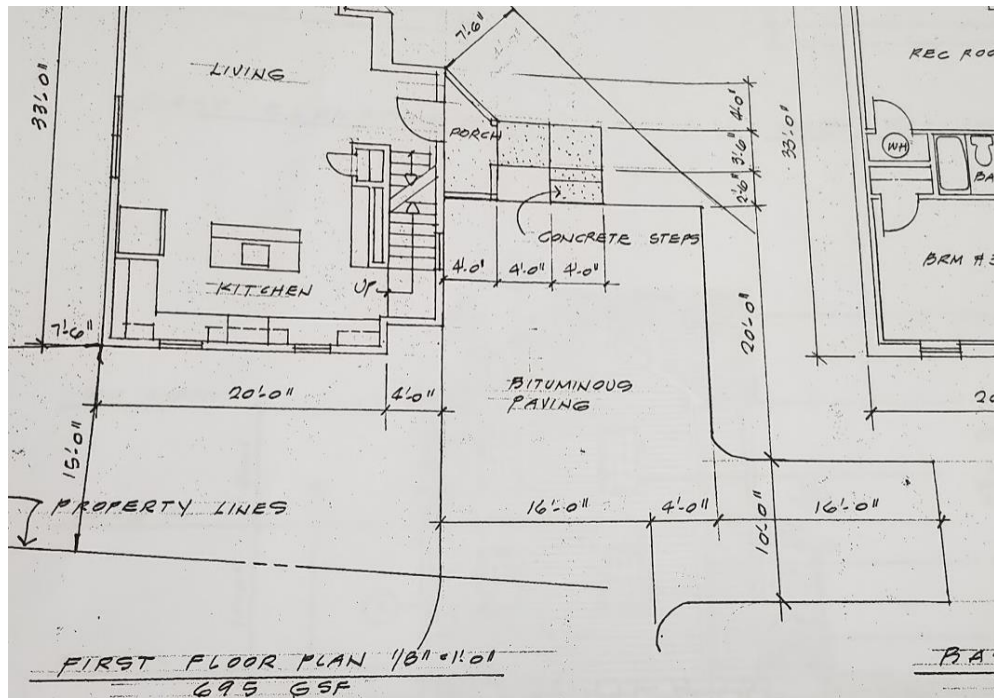


Figure 24 - Proposed driveway configuration



Figure 25 - Neighboring shared drive

**Staff Recommendations:** Staff recommends Approval of the following:

- 1) All materials as submitted.
- 2) Approval of Scheme C, contingent upon having the porch squared off and not angled or removed entirely.
- 3) Approval of a single parking pad with the turnaround. Staff recommends that any additional bituminous paving be removed and that an alternative paving scheme be used, which can be resubmitted for at a later date.



### **HPC-17-79 – 6195 Lawyers Hill Road, Elkridge**

Certificate of Approval for exterior repairs/alterations. Tax credit pre-approval.

Applicant: David Errera

**Background & Scope of Work:** This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1932. The historic house is a Dutch Colonial Revival style home with an existing right wing addition. The National Register form for the Lawyers Hill Historic District indicates that the house is a historic structure dating to the modern era. The Inventory forms says that the house was probably a Sears catalogue house and that it nearly matches a model advertised in the 1927 Sears catalogue of Honor-Built Homes. The Applicant seeks approval and tax credit pre-approval to repair the brick front steps and install new wrought iron railings. The application explains that the bottom step of the front steps has settled and broken away from the other steps. The Applicant proposes the following work to repair the step:

1. Remove the bottom step and replace it with a new brick step. An additional step may be added and/or the grade of the lead walk will be modified slightly so that the rise of each step from the walkway to the bottom step will be the same rise as the other steps in order to reduce the trip/fall hazard. The Applicant will attempt to match the size, color and finish of the replacement bricks and mortar to the existing bricks and mortar.
2. Adjust the grade of the walkway by pulling up the existing pavers and adding soil.
3. Add wrought iron railings to each side of the steps. The exact railing has not yet been identified, but a representative railing has been included in the application packet.

Staff had questions on the scope of work and the Applicant clarified with the following information:

Earl Wright Stone Contractor will perform the step repairs. He will remove and discard the bottom step that has broken away from the other steps. He will fabricate a new step using new bricks that have approximately the same color and texture as the existing steps. No changes will be made to the other steps. The grade of the walkway leading to the steps will be adjusted so that the bottom step has the same rise as the other steps. We anticipate that the change in grade will be less than 6 inches. We have an appointment with a railing contractor on 30 November to discuss possible railing styles. We will submit additional information on a proposed railing style after this meeting.



Figure 26- Existing condition of front steps



Figure 27 – Staff example of a plain railing style

**Staff Comments:** Chapter 6 of the Guidelines recommends, “Maintain or restore original brick, stone or concrete block construction. Make repairs with materials that match the original as closely as possible.” The application states that the brick and mortar will be matched to the original as close as possible. Chapter 6 of the Guidelines provides recommendations on porches and states, “Materials generally not appropriate for porches on historic building in Lawyers Hill include unpainted pressure-treated wood, wrought or cast iron, poured concrete, brick and stone.” However, this is not really a porch, so much as a set of front stairs and the construction is made of brick. Staff finds that this style of home is not the characteristic/stereotypical Lawyers Hill Victorian, to which the Guidelines most likely refer. Staff finds the sample railing provided is too ornate, but that a plainer wrought iron railing would be appropriate to line the brick steps, such as one found in Figure 27.

**Staff Recommendation:** Staff recommends Approval of the step repair and tax credit pre-approval for the work. Staff recommends Approval of an iron railing similar in style to the one seen in Figure 27, contingent upon the final railing being submitted for approval at the December 7 meeting. Staff finds the railing is a new element and not eligible for tax credits.

#### **HPC-17-80 – 6195 Lawyers Hill Road, Elkridge**

Advisory Comments for new addition.

Applicant: David Errera

**Background & Scope of Work:** This property is located in the Lawyers Hill Historic District. According to SDAT the building dates to 1932. The Applicant seeks Advisory Comments/Pre-Application Advice from the Commission for the construction of a side addition to the historic house. The historic house is a Dutch Colonial Revival style home with an existing right wing addition. The National Register form for the Lawyers Hill Historic District indicates that the house is a historic structure dating to the modern era. The Inventory forms says that the house was probably a Sears catalogue house and that it nearly matches a model advertised in the 1927 Sears catalogue of Honor-Built Homes.

The proposed new addition would have the same height, width and setback as the right-side wing, but the new left side wing would be longer in order to accommodate an expanded kitchen. The proposed left wing will use the same wood siding that is found on the rest of the house (other photos appear to be wood shingle) and will be painted white to match. The roofline on the proposed left wing addition will match the right wing and will use the same style of grey asphalt roof shingles. The windows in the addition will match those on the right wing of the house. The application explains that when looking at the front of the house, the left wing will be a mirror image of the right wing. The Applicant has not yet hired an architect and would like to receive feedback from the Commission prior to hiring someone.



Figure 28 - Front facade of house



Figure 29 - Right side wing



Figure 30 - Proposed location of addition

**Staff Comments:** Chapter 7 of the Design Guidelines recommend, “attach additions to the side or rear of a historic building. Design and place additions to avoid damaging or obscuring key architectural features of the historic building.” The proposed addition would comply with this Guideline by being located on the side of the building and there are no key architectural features located on that side. The Guidelines also recommend, “design additions to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish an addition from the original structure by using vertical trim or a setback or offset between the old section and the new” and “use details to provide a visual link between old and new by continuing a line of trim, or using similar forms in rooflines and other elements.” The application explains that the goal for the new addition is to mimic the right-wing addition, so there will be details creating a visual link between the old and new and the addition will be one story, as opposed to the historic structure being a two-story structure. It is very common to see this style of home with an addition on either side. Figure 31 is of a Sears Dutch Colonial



dating to 1924-1932 and may be similar to the plan referred to in the Inventory form. Figure 31 shows the house has a side addition on either side. An example of a Dutch Colonial house with matching wings is shown in Figure 32.



Figure 31 - Sears Dutch Colonial



Figure 32 - Another example of a Dutch colonial with two wings

The foundation on the existing house and right wing is a rusticated block, so Staff recommend matching this foundation on the new addition so that the front façade of the house visually reads as one cohesive unit.

Staff recommends the application for Certificate of Approval contain:

- 1) Detailed architectural drawings showing the elevation of each side of the addition.
- 2) A detailed description of each product to be used, specifying material and color and dimension.
- 3) Clear, color photo of the existing historic structure taken from all perspectives.

#### **HPC-17-81 – 8580 Guilford Road, HO-267**

Advisory Comments for subdivision and site development plan.

Applicant: H and H Rock Companies, Mark Levy

**Background & Scope of Work:** This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-267, Wildwood. According to SDAT the structure dates to 1850. The Applicant seeks Advisory Comments for the subdivision and site development plan for this property. The property consists of 4.96 acres and the Applicant proposes to create 24 buildable lots. The application form indicates that zero structures are being retained and that four structures are being demolished, but the description of work states that the main historic structure, Wildwood and a smokehouse are expected to remain on-site. Two existing sheds that are not believed by the Applicant to be historic will be removed, as will a garage and a third shed that is falling down.

The historic house will be in the center of the development and the new townhouses will be built around the historic house. The application states the historic house will receive some restoration and will be re-used as a Community Center for the development, which is an age restricted adult housing development. The new road that will be constructed for the development will be set at an elevation that

will allow for an at-grade entrance to the existing historic house. Pathways and benches will be constructed to create pedestrian friendly access to the historic house.

The application explains that a portion of the historic house may be deeded to the Howard County Historical Society for preservation purposes and that the remaining portion will be renovated to maintain the character of the building and to serve as the Community Center. The cinderblock porch on the front of the house will be removed in order to provide an at grade entrance to the house and allow for view of the stone foundation.

This plan also requires a Conditional Use to be approved in order to create the 24-lot age-restricted adult housing development.



**Staff Comments:** Section 16.118 of the Subdivision and Land Development Regulations provides Guidelines for improving project design on sites with structure listed on the Historic Sites Inventory. The proposed site plan complies with Guideline 16.118(b)(3), “access to the historic property should be via its existing driveway, wherever possible” and Guideline 16.118(b)(4), “the new subdivision road should be sited so that the lot layout does not intrude on the historic resources. The road should be oriented so that views of the historic property from the public road are of its primary façade.” The historic house currently has a circular driveway, as shown from the 2013 aerial of the property in Figure 34. While the driveway will not remain in place, the configuration of the new road is similar in design to the existing driveway. The front façade of the house will also face the new road.



The majority of the lots are set back from the historic house, except for Lots 23 and 24, which have been placed in the rear yard of the historic house, rather close to the house. Guidelines 16.118(b)(1) and (6) state, "Historic buildings, structures and landscape features which are integral to the historic setting should be located on a lot of suitable size to ensure protection of the historic structure and setting" and "achieving the maximum possible density is not sufficient justification to allow adverse impacts on historic resources." Staff recommends Lots 23 and 24 be removed or relocated in order to create a larger open space buffer around the house, in order to comply with the Guideline recommendations.



Figure 34 - Aerial from 2013 shows circular driveway

**HPC-17-82 – 3756 Old Columbia Pike/3741 Hamilton Street, Ellicott City**

Certificate of Approval for exterior alterations.

Applicant: Nathan Sowers

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1900. The Applicant seeks approval and retroactive approval for the following alterations to the property:

- 1) Add gray stone dust to flagstone patio (not retroactive)
- 2) Metal tables (retroactive)
- 3) Fence/barrier between adjoining property consisting of: black aluminum gate, 4x4 pressure treated posts, silver metal chain fencing and pressure treated wood planter box (retroactive)
  - a. The 4x4 posts and chains are proposed to be painted black (not retroactive)
- 4) Blue chip gravel installed on half of courtyard (retroactive)
- 5) Storage shed (retroactive)
- 6) Wood shed/bin (retroactive)

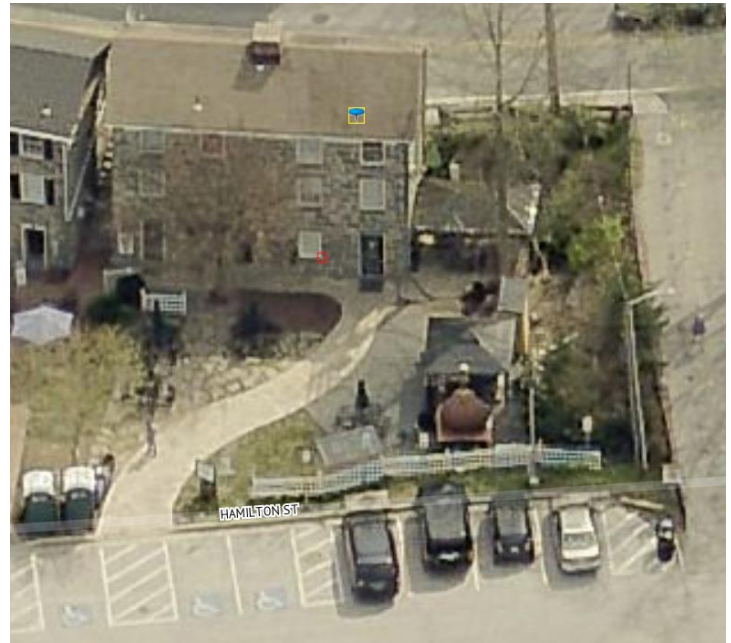


Figure 35 - Aerial view of property



The flagstone patio is full of silt from the July 30, 2016 flood. The Applicant proposes to remove the silt and fill the gap in with gray stone dust (see Figure 36).



**Figure 36 - Flagstone patio requiring stone dust**



**Figure 37 - Outdoor tables**

Outdoor seating has been provided with four black power coated tables with self-contained benches. Umbrellas are provided for customer use and vary in color, but are currently a lime green and forest green (see Figure 37).

The application explains that the landscaping barriers (Item 3/Figure 38) was installed to enclose the courtyard for Liquor Board requirements. The planter box was constructed of pressure treated wood and has been planted with evergreen and climbing annual plantings. The gate and fence consist of a black aluminum gate with 4x4 pressure treated wood posts and silver chain serving as a fence line. The Applicant proposes to paint the posts and chain black.



**Figure 38 - Landscape barrier and fence/gate**

The business, River House Pizza Co., located in this building requires firewood for its operation. The Applicant seeks retroactive approval for the installation of a pressure treated wood shed with an aluminum raised seam roof and flashing. A separate storage shed, constructed of pressure treated wood with an aluminum seam roof and flashing, was installed in the courtyard. The roof, hinges and handles are black. The shed is located on a patio area of the Courtyard that is paved with bluestone gravel. The Applicant seeks retroactive approval for the shed and bluestone gravel (see Figure 39).



Figure 39 - Location of storage shed and wood shed

**Staff Comments:** While this building is located on Old Columbia Pike, the business is located in the basement level and fronts Hamilton Street/Parking Lot D. This building has no rear yard as both sides of the building are equally used for different purposes and the building is visible from the public right of way on all sides.

The addition of the gray stone dust to the flagstone is an appropriate treatment for the maintenance of the flagstone. The flagstone also requires retroactive approval, as photographs in 2011 show that soil existed on site (Figure 40 and 41) and the only approval for hardscaping was for a slate walkway in April 2011 (HPC-11-12). This walkway appears to have been enlarged and flagstone used in place of slate. The use of the flagstone complies with Chapter 9.D recommendations, “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.”

The tables are black powder coated metal tables and comply with Chapter 10.C recommendations, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles and other street furniture.” These tables are also similar to the tables recently approved and installed at the B&O Plaza. The planter box also complies with these recommendations and is a simple wooden planter box, that has been planted and well cared for over the summer. The planter is a natural wood color, but will weather and currently blends with the other wood outbuildings on site (to be discussed later in this report). The Guidelines do not offer recommendations on umbrellas, but the umbrellas are solid colors that blend in with the site landscaping and do not contain advertisements or signs.

The black metal gate complies with Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “install open fencing, generally not more than five feet high, of wood or dark metal.” However, the pressure treated posts and chain (whether silver or black), do not comply with these Guidelines. The Commission has approved several black metal fences on properties fronting Parking Lot D, but has been clear that a style different from those is not appropriate. Chapter 9.D recommends against using, “metal fences such as chain link, chicken wire, and expanded metal screening, except in connection with non-historic buildings in locations not visible from a public way.”



Staff recommends the pressure treated post and chain be replaced with either a black metal fence in the same style as the gate or a white picket fence to match the existing.

The white picket fence also appears to be an alteration without approval. Photos from 2011 show the fence not existing and then existing in a different location, but the only record in the file for a picket fence was in 2002 where it used to divide the property at 3744 Old Columbia Pike from the neighboring property. The picket style of fencing is a type recommended by Chapter 9.D of the Guidelines.



Figure 40 – June 2011 photo of courtyard space



Figure 41 – April 2011 photo



Figure 42 - Sheds and blue gravel



There are two outbuildings the Applicant seeks approval for – the storage shed and the wood shed. The metal pavilion between the two sheds was approved retroactively in 2015 in case HPC-15-69. The sheds are constructed of unpainted wood and have metal roofs. The storage shed is located on the north side of the property, which if one is looking at the rear of the building, is located to the right. The shed is located as far back possible, as the grade gets higher in elevation (the ramp to exit Parking Lot D is located behind this area). The wood shed, visible in Figure 42 and 43, is located on the other side of the pavilion and fronts Parking Lot D. Chapter 7.C of the Guidelines explains “most outbuildings in Ellicott City are of frame construction with painted wood siding...Outbuildings should be located adjacent to a public street or in a front yard only in neighborhoods where there is historic precedent.” There is no clear precedent for storage sheds in this vicinity, but a neighboring structure does contain a larger outbuilding. However, Staff understands that the sheds are needed in order for the business to operate and recommends the wood shed be moved adjacent to the storage shed, so that it is not so highly visible from Parking Lot D.



Figure 43 - Wood shed

The blue chip gravel introduces a third hardscaping material in this space (stamped concrete, flagstone, gravel). The Guidelines do not offer recommendations on the use of gravel, but recommend that new terraces or patios visible from a public way be constructed from “brick, stone or concrete pavers designed to look like indigenous stone” and also recommends “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” Staff recommends the blue stone gravel be removed and flagstone be installed, in order to create on cohesive environment which is more compatible with the historic setting.

There are two existing signs for River House Pizza and ScoopAHHdeedoo ice cream and River House Pizza Co. that have not been approved (see Figures 36 and 44). An application will need to be filed for these signs. There is a rain barrel holding the River House Pizza Co. sign and this rain barrel should be reinstalled in its approved location and connected to a gutter or removed. If it is to remain on-site in the current location as a sign holder, then an application will need to be submitted and approved.



Figure 44- River House Pizza sign

There are two outstanding items that were not included in this application; a tent adjacent to the building and the outdoor pizza oven. The Applicant has been working with the Health Department on a few items and is expected to submit an application to the Commission for approval of a more permanent structure, which is required by the Health Department. At this time, Staff finds the Commission should not make any approvals on the sheds until the more permanent structure is applied for. At the time of this future application, the pizza oven and any other structures, such as the tent, will need to be applied for as these are not considered temporary structures.

**Staff Recommendation:** Staff recommends Approval of the following items:

- 1) Approval of stone dust.

- 2) Retroactive approval of flagstone and approval to add flagstone in the area currently covered in gravel.
- 3) Retroactive approval of metal tables and umbrellas.
- 4) Approval of black metal gate and black metal fence to replace wood posts and chain.
- 5) Retroactive approval of white picket fence in the existing location.

Staff recommends Denial of:

- 1) Wood post and chain fence.
- 2) Denial of the blue-chip gravel.

Staff recommends withholding approval of the sheds until the remainder of the plan for new construction is brought in, so that the Commission is not piecemeal approving large alterations to this site. Staff recommends the Commission set a deadline for when the new construction should be submitted for approval and recommends the February meeting be the deadline.

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Beth Burgess  
Executive Secretary

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Samantha Holmes  
Staff, Historic Preservation Commission